
S-3269
RAINEYBROOK SUBDIVISION, PART 2, SECTION 2
Primary Approval Extension Request

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

The subdivider, RBROOK, LLC (represented by Tim Balensiefer of TBIRD Design Services), is requesting two 2-year extensions for the original conditional primary approval granted on February 19, 2003 for a 67-lot single-family subdivision on 34.46 acres, located on the north side of CR 500 S, 3/4 mile west of US 231, in Wea 18 (SW) 22-4.

STAFF COMMENTS

It has been three years since the primary approval expired in 2008. However, prior to that the construction plans for the entire project were approved in July 2004, and half of the lots were finalized in a plat recorded on November 7, 2005 (34 lots in Raineybrook Subdivision, Part 2, Section 2, Phase 1). According to our 2010 aerial photography, 17 lots are occupied by homes. Phase 1 streets, sanitary sewer mains, and water mains have been installed and accepted for maintenance. However, it is not clear that all stormwater improvements have been approved, and bonding for sidewalks in this phase does need to be updated.

In the short term, the subdivider wishes to revive the preliminary plat to record one lot in the next phase (Lot 233) that has frontage on an existing street (Topsail Trace). This lot is occupied by a home built before the preliminary plat was approved.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations since February 2003 that would warrant revisions to the original conditional primary approval. However, because some public improvement standards may have changed in the past seven years, the construction plans should be reviewed by our participating jurisdictions and if necessary reapproved before construction of the next phase begins.

STAFF RECOMMENDATION:

Approval of two 2-year extensions contingent on any applicable conditions of the original primary approval. If approved, this would extend the primary approval to February 19, 2012 (4 years from the original primary approval expiration date of February 19, 2008).

(The following are the original conditions for primary approval for S-3269.)

A. Conditions

1. The off-site causeway entrance road shall be constructed and accepted for maintenance into the County road system prior to acceptance of any Part 2, Section 2 streets.
2. In the construction plans and on the final plat, a horizontal curve shall be added to Topsail Trace at Lots 201, 208, 275 and 276.
3. In the construction plans and on the final plat, the Wharfside Parkway right-of-way at Lot 232 shall be reduced to the standard 50-ft. width and the balance of the land on the western side of the roadway shall be platted as an outlot and labeled "Outlot C".

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

4. The Lafayette City Engineer shall approve the sanitary sewer and water plans.
5. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department.
6. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District and meeting the requirements of the County Drainage Board as required by Tippecanoe County Ordinance #93-18-CM.
7. The County Drainage Board shall approve the drainage plans.
8. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
9. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

10. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
11. All existing easements, covenants or restrictions shall be shown and

referenced with the corresponding recording information (Document Number and date recorded).

12. All required building setbacks shall be platted.
13. When the final grading is complete, the Regulatory Flood Elevation and Boundary for the Little Wea Creek Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-26-17.
14. The Town of Shadeland corporation line must be shown on the final plat.
15. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

16. The purpose, ownership and maintenance of all the outlots shall be specified.